

GENERAL INFORMATION

Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 1: GENERAL INFORMATION

Name of Proposed Project: The Residences at Mill Brook

Municipality: Arlington

County: Middlesex

Address of Site: 1021 & 1025 Massachusetts Avenue

Cross Street: n/a

Zip Code: 02476

Tax Parcel I.D. Number(s): 055.0-0002-0019.0 & 055.0-0002-0020.0

Name of Proposed Development Entity 1025 Mass Ave LLC

(typically a single purpose entity):

Entity Type: Limited Dividend Organization

** If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.*

Has this entity already been formed? Yes

State Formed: Massachusetts

Name of Applicant: 1025 Mass Ave LLC

(typically the Proposed Development Entity or its controlling entity or individual)

Applicant's Web Address: www.maggiore.co

Does the Applicant have a related party relationship with any other member of the development team? Yes

If yes, please explain:

The Applicant intends to use Maggiore Construction Corporation as the General Contractor.

Primary Contact Information:

StateDesc

Contact Name: Matthew Maggiore

Relationship to Applicant:

Company Name: 1025 Mass Ave LLC

Address: 13 Wheeling Avenue

Municipality: Woburn

State: Massachusetts

Zip: 01801

Phone: 781-935-6100

Cell Phone: 781-718-2005

Email: matt@maggiore.co

Secondary Contact Information:

Contact Name: _____ **Relationship to Applicant:** _____
Company Name: _____
Address: _____
Municipality: _____ **State:** _____ **Zip:** _____
Phone: _____ **Cell Phone:** _____
Email: _____

Additional Contact Information:

Contact Name: _____ **Relationship to Applicant:** _____
Company Name: _____
Address: _____
Municipality: _____ **State:** _____ **Zip:** _____
Phone: _____ **Cell Phone:** _____
Email: _____

Anticipated Financing: NEF

Name of Lender (if not MassHousing financed): _____

Age Restriction: None

Brief Project Description:

The project consists of a total of Fifty (50) "for sale" condominium units

There will be a 25% affordable component @ 80% AMI for 13 units.

Proposed Total Unit Configuration:

- (5) three-bedroom units ranging between 1475 and 1535 sf
- (35) two-bedroom units ranging between 1120 and 1250 sf
- (10) one-bedroom units ranging between 720 and 960 sf

Proposed Affordable Unit Configuration:

- (2) three-bedroom units
- (6) two-bedroom units
- (5) one-bedroom units

Building will be four stories with an additional partial fifth floor set back for massing reduction. Approximate height to be 57 feet plus elevator penthouse (45 feet at full fourth floor).

(50) interior garage parking spaces at grade level

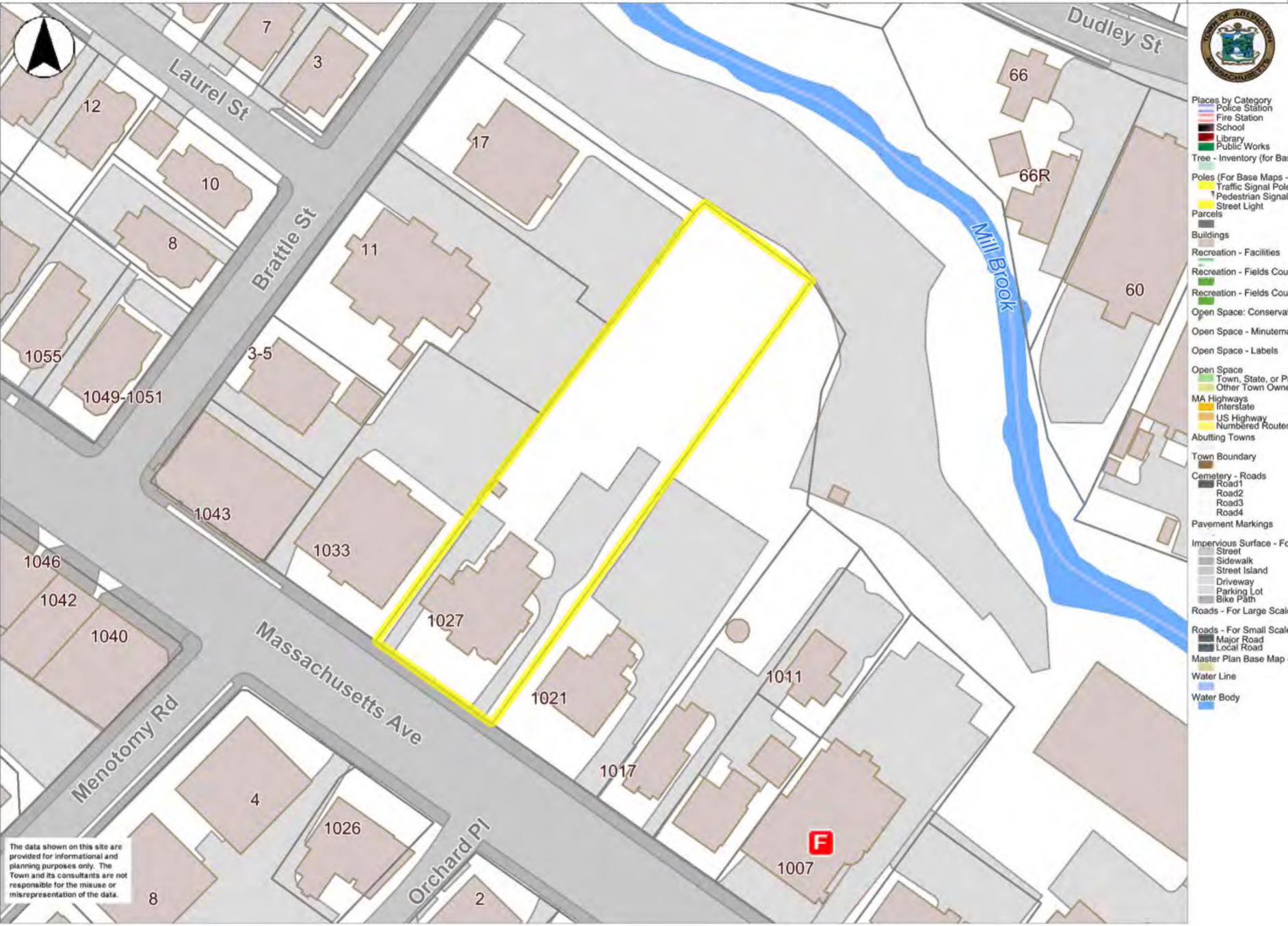
935 square foot retail space on Massachusetts Ave.

Amenities to include private gym, concierge office, and second level common courtyard with green roof and patio space with seating, fire pit and grilling area, and private garden with walking paths.

Attachments 1.1

Location Maps





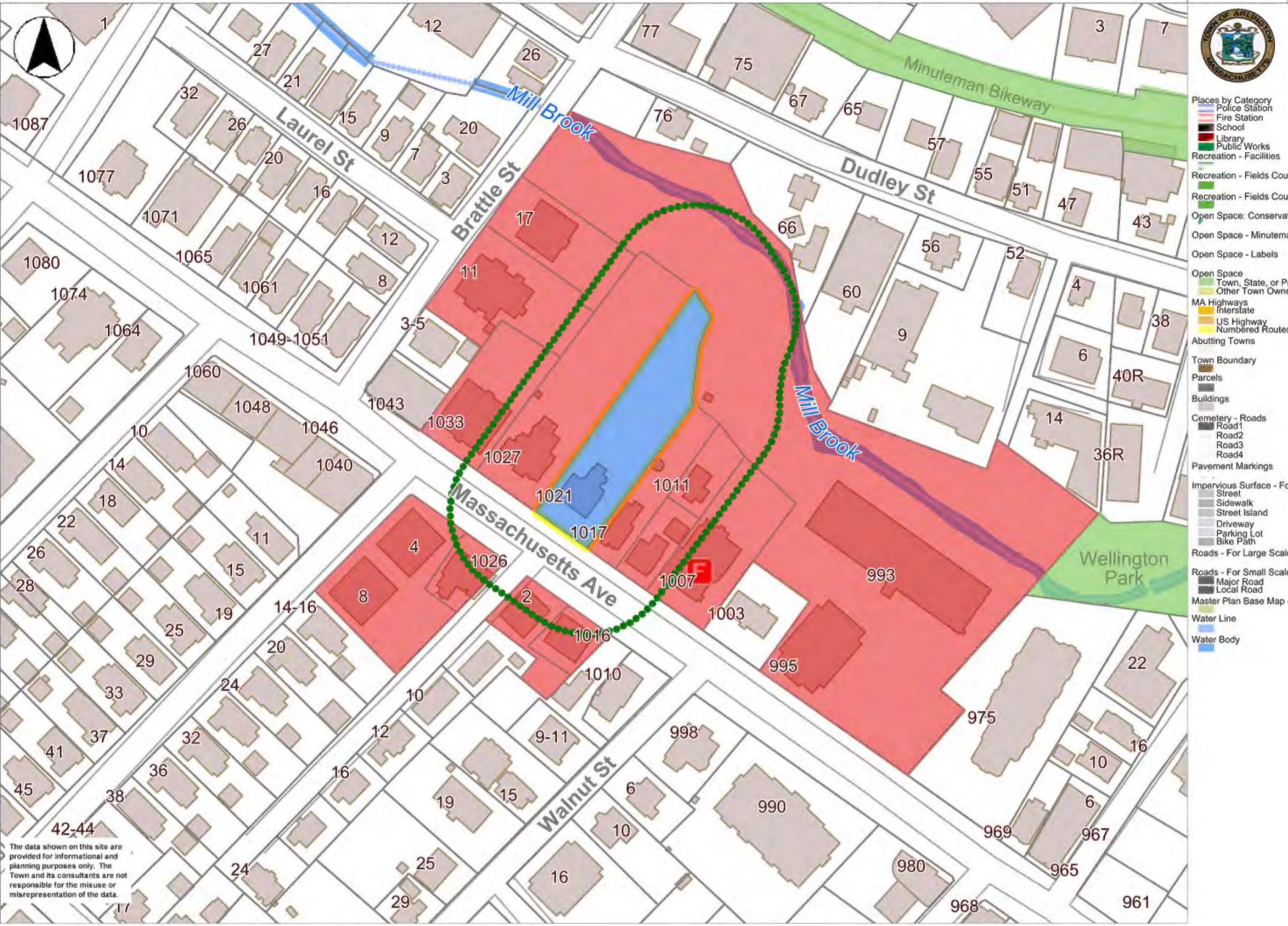
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Town of Arlington, MA

Attachment 1.2

Tax Map



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

Attachment 1.3

Directions

From Arlington Heights:

- ↑ 1. Head south on Oakland Ave toward Cliff St
69 ft
 - ↶ 2. Turn left onto Gray St
0.2 mi
 - ↶ 3. Turn left onto Robbins Rd
0.3 mi
 - ↷ 4. Turn right onto Massachusetts Ave
0.1 mi
- i** Destination will be on the left

From Route 2:

- ↷ Take exit 133 toward Park Ave/Arlington
0.2 mi
- ↗ Merge onto Concord Turnpike
0.4 mi
- ↷ Turn right onto Highland Ave
0.7 mi
- ↶ Turn left onto Massachusetts Ave
i Destination will be on the right
0.3 mi


From Boston:

 Turn left to merge onto I-93 N

3.9 mi

 Take exit 22 to merge onto MA-16 W/Mystic Valley Pkwy toward Arlington


2.1 mi

 At the traffic circle, take the 1st exit onto Mystic Valley Pkwy

0.8 mi

 At the traffic circle, continue straight


177 ft

 Continue onto Mystic Valley Pkwy



0.7 mi

 Continue straight onto Summer St
 Pass by Dunkin' (on the right)

0.6 mi

 Turn left onto Grove St

0.3 mi

 Turn right onto Massachusetts Ave
 Destination will be on the right

0.2 mi